



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 27, 2017
AGENDA DATE: August 2, 2017
PROJECT ADDRESS: 1715 Olive Street (MST2017-00397)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 3,037 square foot site is currently developed with a one-story, 1,508 square foot single family dwelling and a 145 square foot garage shared with the adjacent property at 435 E Valerio Street. The project proposes to demolish the existing shared garage and build a new, 200 square foot, one-car garage at 1715 Olive Street.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the garage to encroach into the southeastern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the garage to encroach into the southwestern interior setback (SBMC §28.18.060 and SBMC §28.92.110);
3. Distance Between Buildings Modification to allow the distance between the garage and dwelling to be less than the five foot separation between buildings on the same lot. (SBMC §28.87.062 and SBMC §28.92.110)and
4. Open Yard Modification to reduce the size of the open yard area (SBMC §28.18.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Warner Young, Architect	Property Owner:	Dorothy Gasser
Parcel Number:	027-123-007	Lot Area:	3,037 sq. ft.
General Plan:	Medium Density Residential (Max 12 du/acre)	Zoning:	R-2
Existing Use:	Single Family Residence	Topography:	10%
Adjacent Land Uses:			
North – Single Family Residence (1-story)		East - Single Family Residence (2-story)	
South – Single Family Residence (2-story)		West – Single Family Residence (1-story)	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,508 sq. ft.	1,508 sq. ft.
Garage	145 sq. ft.	200 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,816 sq. ft. 59% Hardscape: 344 sq. ft. 12% Landscape: 856 sq. ft. 29%

IV. DISCUSSION

The 3,037 square foot parcel is currently developed with a 1,508 square foot, single family dwelling and 145 square feet (one parking space) of a detached two-car garage that is shared with 435 E Valerio Street. The small property is located on the corner of Olive Street and E Valerio Street, and therefore is subject to two front setbacks which severely limits the area that can be developed. As a result, the single family dwelling is legally nonconforming to both the primary and secondary front setbacks, both southeastern and southwestern interior setbacks and the open yard requirement. The existing garage is also legally nonconforming to both the southeastern and southwestern interior setbacks.

The adjacent property at 435 E Valerio Street is in the process of a remodel, which includes the demolition of the existing, shared garage and addition of a new two-car garage. In order to construct a new one-car garage at 1715 Olive Street, four modifications are required: interior modifications to allow the garage to encroach into the southeastern and southwestern interior setbacks, a distance between buildings modification to allow the distance between the garage and the main dwelling to be less than five feet, and an open yard modification to allow for the reduction of the open yard area as a result of the garage expanding.

Southeastern Interior Setback Modification

The existing shared garage is located on both 1715 Olive and 435 E Valerio, while the proposed one-car garage will be located entirely on 1715 Olive. The parking area will be 65 square feet larger as a result of the new garage being one foot wider and two feet longer than the existing garage space. The expansion of the parking area will increase the amount of square footage in the setback by 20.5 square feet. The larger parking area is necessary make the garage conform to current size requirements and improve functionality. Staff is supportive of this request because the lot is physically constrained by its size, restricting the areas where the garage can be located. The project is beneficial because the garage will provide a secure, functional, off-street parking space for the residents. This improvement is not anticipated to adversely impact the adjacent property to the south because the garage is adjacent to the garage on the neighboring property.

Southwestern Interior Setback Modification

The existing garage is located one-foot from the western interior property line, and the project proposes to place the garage the same distance from the property line. The small lot restricts where the garage can be placed, therefore the best solution is to replace the garage in the same location. The amount of square footage in the setback will increase 20.5 square feet in order to accommodate a functional garage. Staff is supportive of this request because the lot is severely constrained and the project provides a functional, off-street parking space. This improvement is not anticipated to adversely impact the adjacent property to the west because the garage is adjacent to the garage on the neighboring property.

Distance Between Buildings Modification

The portion of the existing garage located on the 1715 Olive property is only 145 square feet and is undersized to realistically function as a one-car garage. The project proposes to expand the parking area of the detached one-car garage to 200 square feet. The existing garage is located five feet from the dwelling, but as a result of the expansion of the garage area, the distance between the buildings will decrease to three and a half feet. Staff is supportive of this request because the existing garage is undersized, and the expanded garage will provide a covered, off-street parking space. Due to site constraints with regards to the size of the lot, no conforming options are available for a garage to meet the distance between buildings requirement. Additionally, when the New Zoning Ordinance becomes effective in October 2017, the distance between buildings requirement will no longer be applicable.

Open Yard Modification

The property is currently nonconforming to the open yard requirements for both dimensions and area. Due to the small size of the property and the presence of two front setbacks there is not an area left for open space. This proposal will reduce the open yard by 31 square feet due to the expansion of the garage in order to meet size requirements for a covered parking space. Staff is supportive of this request because lot constraints do not make it possible to provide a conforming open yard area, and the reduction of the open yard is necessary to provide a functional garage.

Transportation Review

Transportation staff has reviewed the project and is supportive of the project as proposed, including the carriage doors.

Building and Safety Review

Building and Safety staff reviewed the proposal to locate the garage on the interior property line shared with 435 E Valerio and one foot from the rear interior property. Building code requires that the garage walls be constructed with one-hour fire resistance rated walls and eaves or any other projections must be at least one-foot away from a property line.

V. FINDINGS

The Staff Hearing Officer finds that:

The Southeastern Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is appropriate because the lot size and the existing development on site restricts where a conforming garage can be located. The garage is a benefit to the property as it will provide a functional, off-street parking space and is not anticipated to adversely impact the neighboring property because it is adjacent to another garage.

The Southwestern Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is appropriate because existing development on the small lot restricts where a conforming garage can be located. The garage is a benefit to the property as it will provide a functional, off-street parking space and is not anticipated to adversely impact the neighboring property because it is adjacent to another garage.

The Distance Between Buildings Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The Distance Between Buildings Modification to allow the garage to be located less than 5 feet from the dwelling is appropriate because the expansion of the garage is necessary to provide a functional covered, off-street parking space and there is no other option available on site to provide the garage in a conforming location.

The Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Open Yard Modification to allow a reduction of the nonconforming open yard is appropriate because the small site is constrained by two front setbacks, and the lot coverage of the existing development does not allow for an option that would retain the existing amount of nonconforming open yard. In addition, the decreased open yard is necessary in order to allow the applicant to provide a functional garage.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 19, 2017

Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A

July 19, 2017

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990 Santa Barbara, CA 93102-1990



Re: Modification request for: 1715 Olive Street, APN: 027-123-007, Land Use Zone: R-4

Dear Staff Hearing Officer,

There is an existing 1,603 square foot residence with a 164-square foot detached garage located at 1715 Olive Street. The current garage and residence encroaches in both the front rear, and interior yard setbacks and the current garage is located within 5 feet of the existing residence. The proposal is to remove and replace the existing two-car garage, shared by both the property owners of 1715 Olive Street and 435 East Valerio Street that has fallen into disrepair, become a safety hazard, and has outlived its useful life.

The proposed work is facilitated by approved work on the neighboring property to remove the two-car garage and replace it with a two-car garage located solely at 435 East Valero Street. This leaves only enough room for a single car garage at 1715 Olive Street. The existing lot is only 3,049 square feet and is constrained by setback requirements and there is no room to place a garage that meets current Zoning and Transportation requirements that can be located outside the setback area and also meet the current contiguous open yard requirement.

Modifications request include:

1. Allow the one-car garage to be located in the interior yard setback.
2. Allow the one-car garage to be located in the rear yard setback.
3. Allow the one-car garage to be located approximately 4 feet from the residence
4. Allow open yard requirement to be waived.

Our proposal is to provide the owner with at least one covered and enclosed space for her vehicle and one car in the driveway for guests. This will help to alleviate the need for the owner to utilize on street parking which is currently encumbered by a densely populated neighborhood. Thank you, for your kind consideration.

Sincerely,

Warner Young
Architect